

## Impact Fee Calculation Worksheet

**Development Name:**

The Fairways, Phase 7

**Assessment Date:**

30-Mar-01

**Applicant Name:**

Eland Energy, INC

**Case Number:**

| Water Utilities          |        | Input #  | Equivalency | Service | Water Impact Fees |                     |
|--------------------------|--------|----------|-------------|---------|-------------------|---------------------|
| Land Use Category        | Basis  | of Basis | Factor      | Units   | Lines and Valves  | Storage and Pumping |
| Single Family            | Lots   | 29       | 1.00        | 29      | \$5,336           | \$5,916             |
| Mobile Home              | Lots   |          | 0.81        | 0       | \$0               | \$0                 |
| Townhouse                | Lots   |          | 0.88        | 0       | \$0               | \$0                 |
| Duplex                   | Lots   |          | 0.70        | 0       | \$0               | \$0                 |
| Multi-family             | Units  |          | 0.90        | 0       | \$0               | \$0                 |
| Public and Semi-Public   |        |          |             |         |                   |                     |
| - School                 | Acre   |          | 2.64        | 0       | \$0               | \$0                 |
| - Public Hospital        | Bed    |          | 0.98        | 0       | \$0               | \$0                 |
| - Other Public\Semi-Pub. | Acre   |          | 1.32        | 0       | \$0               | \$0                 |
| Parks and Open Spaces    | Acre   |          | 0.27        | 0       | \$0               | \$0                 |
| Retail                   | Acre   |          | 2.60        | 0       | \$0               | \$0                 |
| Commercial               | Acre   |          | 3.00        | 0       | \$0               | \$0                 |
| Office (per 1,000 sf)    | M.S.F. |          | 0.52        | 0       | \$0               | \$0                 |
| Airport                  | Acre   |          | 1.58        | 0       | \$0               | \$0                 |
| Industrial               | Acre   |          | 1.58        | 0       | \$0               | \$0                 |
| <b>Totals</b>            |        |          |             |         | \$5,336           | \$5,916             |

| Waste Water Utilities    |        | Input #  | Equivalency | Service | Waste Water Impact Fees |               |           |
|--------------------------|--------|----------|-------------|---------|-------------------------|---------------|-----------|
| Land Use Category        | Basis  | of Basis | Factor      | Units   | Lines                   | Lift Stations | Treatment |
| Single Family            | Lots   | 29       | 1.00        | 29      | \$8,874                 | \$348         | \$5,945   |
| Mobile Home              | Lots   |          | 0.79        | 0       | \$0                     | \$0           | \$0       |
| Townhouse                | Lots   |          | 0.88        | 0       | \$0                     | \$0           | \$0       |
| Duplex                   | Lots   |          | 0.71        | 0       | \$0                     | \$0           | \$0       |
| Multi-family             | Units  |          | 0.90        | 0       | \$0                     | \$0           | \$0       |
| Public and Semi-Public   |        |          |             |         |                         |               |           |
| - School                 | Acre   |          | 2.63        | 0       | \$0                     | \$0           | \$0       |
| - Public Hospital        | Bed    |          | 1.06        | 0       | \$0                     | \$0           | \$0       |
| - Other Public\Semi-Pub. | Acre   |          | 1.33        | 0       | \$0                     | \$0           | \$0       |
| Parks and Open Spaces    | Acre   |          | 0.18        | 0       | \$0                     | \$0           | \$0       |
| Retail                   | Acre   |          | 2.65        | 0       | \$0                     | \$0           | \$0       |
| Commercial               | Acre   |          | 1.06        | 0       | \$0                     | \$0           | \$0       |
| Office (per 1,000 sf)    | M.S.F. |          | 0.53        | 0       | \$0                     | \$0           | \$0       |
| Airport                  | Acre   |          | 1.59        | 0       | \$0                     | \$0           | \$0       |
| Industrial               | Acre   |          | 1.59        | 0       | \$0                     | \$0           | \$0       |
| <b>Totals</b>            |        |          |             |         | \$8,874                 | \$348         | \$5,945   |

| Thoroughfares                          |       | Input #  | Equivalency | Service | Service   | Thoroughfare |
|--|-------|----------|-------------|---------|-----------|--------------|
| Note: Input Z in SA for flat 12K rate. |       | of Basis | Factor      | Units   | Area (SA) | Fees         |
| Land Use Category                      | Basis |          |             |         |           |              |
| Residential (SF)/Single Family         | Lots  | 29       | 1.00        | 29      | 6         | \$56,608     |
| Residential (SF)/Mobile Home           | Lots  |          | 1.00        | 0       |           | \$0          |
| Residential (SF)/Duplex                | Lots  |          | 1.00        | 0       |           | \$0          |
| Residential (MF)/Townhouse             | Lots  |          | 0.61        | 0       |           | \$0          |
| Residential (MF)/Multi-family          | Units |          | 0.61        | 0       |           | \$0          |
| Public and Semi-Public                 |       |          |             |         |           |              |
| - School                               | Acre  |          | 1.60        | 0       |           | \$0          |
| - Public Hospital                      | Acre  |          | 1.60        | 0       |           | \$0          |
| - Other Public\Semi-Pub.               | Acre  |          | 1.60        | 0       |           | \$0          |
| Parks and Open Spaces                  | Acre  |          | 0.10        | 0       |           | \$0          |
| Retail                                 | Acre  |          | 17.30       | 0       |           | \$0          |
| Commercial                             | Acre  |          | 17.30       | 0       |           | \$0          |
| Office                                 | Acre  |          | 4.50        | 0       |           | \$0          |
| Industrial                             | Acre  |          | 1.40        | 0       |           | \$0          |
| Frisco West Dev. Agreement             | Acre  | 8.9244   | \$1,500.00  |         |           | \$13,387     |
| <b>Total Thoroughfare Impact Fees</b>  |       |          |             |         |           | \$56,608     |

| Land Dedication or Park Fees |       | Input #  | Equivalency | Land             | Park                |
|------------------------------|-------|----------|-------------|------------------|---------------------|
| Land Use Category            | Basis | of Basis | Factor      | Dedication Acres | Fee in Lieu of Land |
| Single Family                | Lots  | 29       | 1.00        | 0.29             | \$27,550            |
| Mobile Home                  | Lots  |          | 1.00        | 0.00             | \$0                 |
| Townhouse                    | Lots  |          | 1.00        | 0.00             | \$0                 |
| Duplex                       | Lots  |          | 1.00        | 0.00             | \$0                 |

|                           |          |  |               |      |          |
|---------------------------|----------|--|---------------|------|----------|
| Multi-family              | Units    |  | 1.00          | 0.00 | \$0      |
| <b>Land = 1: Fees = 2</b> | <b>2</b> |  | <b>Totals</b> | 0.29 | \$27,550 |

### Impact Fee Calculation Summary Sheet

**Development Name:**

The Fairways, Phase 7

**Assessment Date:**

30-Mar-01

**Applicant Name:**

Eland Energy, INC

**Case Number:**

0

| <b>Water Utilities Impact Fees</b>        | <b>Fee Totals</b> | <b>Credits</b>  | <b>Remaining Due</b> |
|---|-------------------|-----------------|----------------------|
| Lines and Valves                          | \$5,336           |                 | \$5,336              |
| Storage and Pumping                       | \$5,916           |                 | \$5,916              |
| <b>Total Water Utilities</b>              | <b>\$11,252</b>   |                 | <b>\$11,252</b>      |
| <b>Waste Water Utilities Impact Fees</b>  |                   |                 |                      |
| Lines                                     | \$8,874           |                 | \$8,874              |
| Lift Stations                             | \$348             |                 | \$348                |
| Treatment                                 | \$5,945           |                 | \$5,945              |
| <b>Total Waste Water Utilities</b>        | <b>\$15,167</b>   |                 | <b>\$15,167</b>      |
| <b>Thoroughfare Impact Fees</b>           | <b>\$56,608</b>   | <b>\$56,608</b> | <b>\$0</b>           |
| Eldorado Construction Agreement           | \$13,387          |                 | \$13,387             |
| <b>Park Land Dedication or Park Fee</b>   | <b>Acres</b>      | <b>Fee</b>      |                      |
|   | 0.00              | \$27,550        | \$27,550             |
| <b>Total Impact Fees Assessed and Due</b> | <b>\$110,577</b>  |                 | <b>\$67,356</b>      |

**Notes:**

Thoroughfare impact fees waived per developers agreement

Charged \$1,500 per acre for the construction of Eldorado Pkwy Frisco West Developers Agreement